



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final City Council

Council President Amanda Linehan
Councillor at Large Karen Colon Hayes
Councillor Paul Condon
Councillor Peg Crowe
Councillor at Large Michelle Luong
Councillor at Large Carey McDonald
Councillor Ryan O'Malley
Councillor Jadeane Sica
Councillor Chris Simonelli
Councillor Ari Taylor
Councillor Stephen Winslow

Tuesday, October 20, 2026

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/ykahwft8>

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICE MEMBERS

3. ROLL CALL

4. GUESTS, CITIZEN ACHIEVEMENT, AND ANNOUNCEMENTS

[424-26](#)

Members of the Climate Action & Sustainability Commission will appear before the Council to present on the commission's first annual progress report evaluating the implementation of the city's Climate Action Plan.

5. PUBLIC COMMENT

6. CONSENT AGENDA

[425-26](#)

Minutes of the meeting of October 6, 2026

[426-26](#)

Minutes for the meeting of October 13, 2026

Recommendation is the previous Council minutes be approved

[427-26](#)

Order: That the sum of One Hundred Fifty-Seven Thousand Dollars (\$157,000) be and the same is hereby transferred from Salary Reserve (0010-996-5110) to the following accounts:

Sponsors:

Carey McDonald

[428-26](#)

Order: That the sum of Two Hundred Twenty Thousand Dollars (\$220,000) be and the same is hereby transferred from Salary Reserve (0010-996-5110) to Police Salaries (0010-210-5120).

Sponsors:

Carey McDonald

Recommendation is the previous two Orders be referred to the Finance Committee

7. HEARINGS, PETITIONS, MEMORIALS, AND REMONSTRANCES

Council will hold public hearings on National Grid petitions to install new poles and underground conduits

[429-26](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 31120327 -
Updated September 28, 2026

- National Grid to install 1 Sole Owned pole on Pearl Street beginning at a point approximately 115 feet south of the centerline of the intersection of Medford Street and Pearl Street. National Grid to install new sole owned pole 355-1 for future riser pole.
- National Grid to install underground facilities on Pearl Street beginning at a point approximately 20 feet north of the centerline of the intersection of Medford Street and Pearl Street and continuing approximately 175 feet in a south direction. National Grid is petitioning to install 2-5" ducts from existing MH 605-1 south approximately 175 feet to a new riser pole on the east side of Pearl Street.

(Hearings Required)

Attachments:

[Pearl Street Petition - 1 Pole](#)

[Pearl Street Petition - Underground Conduit](#)

[Abutters 316 Medford Street \(Pearl St\)](#)

[Hearing Notice Pearl Street](#)

[430-26](#)

Petition: Massachusetts Electric Company dba National Grid and Verizon New England, Inc. Plan No. 31348669. National Grid to relocate two Joint Owned poles on Lynn Street beginning at a point approximately 135 feet southwest of the centerline of the intersection of Lynn Street and Oliver Street and continuing approximately 9 feet in a southeast direction.

- National Grid to replace/relocate pole #2043 about 9 feet southeast.
- National Grid to replace/relocate pole #2044 about 5 feet southwest.

(Hearings Required)

Attachments:

[Lynn Street Petition - 2 Poles](#)

[Abutters 551 Lynn Street \(2 Poles\)](#)

[Hearing Notice Lynn Street](#)

8. MOTIONS, ORDERS, AND RESOLUTIONS

[431-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.010 SALARY SCHEDULES; UNION EMPLOYEES is hereby amended:

Sponsors:

Stephen Winslow

[432-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 ZONING is hereby amended by adding new section 12.28.150 SNOW STORAGE:

Sponsors:

Stephen Winslow

9. ENROLLED ORDINANCES

[385-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 3 REVENUE AND FINANCE is hereby amended by adding 3.05 SOLID WASTE ENTERPRISE FUND

Sponsors:

Stephen Winslow, Karen Colon Hayes, Carey McDonald and Ryan O'Malley

[388-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 3 REVENUE AND FINANCE is hereby amended by adding 3.10 RESERVE AND STABILIZATION FUND FRAMEWORK

Sponsors:

Amanda Linehan, Ryan O'Malley and Stephen Winslow

10. COMMITTEE REPORTS

[418-26](#)

Committee Report: The Standing Committee on Finance to whom was referred Papers 391, 392, 393, and 394 Series of 2026, having considered the same make the following report: Committee recommends these papers out favorably to the Full Council.

[391-26](#)

Order: That the sum of Two Hundred Sixty-Six Thousand One Hundred Seventy-Four Dollars and Sixty Cents (\$266,174.60) is appropriated from the TNC Surcharge Municipal Distribution Account to cover the following expenses:

Sponsors:

Carey McDonald

[392-26](#)

Order: That the sum of Four Hundred Thousand Dollars (\$400,000) is transferred from Human Resources Group Insurance Miscellaneous to the Malden Public School Department.

Sponsors:

Carey McDonald

Attachments:

[Mayoral Information on Papers 392, 393, and 394-26](#)

[393-26](#)

Order: That One Million Two Hundred Ninety-Two Thousand Forty-Five Dollars (\$1,292,045.00) of the funds that remain available from the adopted appropriation order authorized by Paper 139 Series of 2023 relative to the Roosevelt Park Revitalization Project be repurposed to pay costs of the Malden River Works Project.

Sponsors:

Carey McDonald

Attachments:

[Mayoral Information on Papers 392, 393, and 394-26](#)

[MRW Presentation Finance Committee Sept 2026](#)

[Summary of RP Soil Remediation Activities](#)

[Malden News Network Email 92926](#)

[394-26](#)

Order: That Nine Hundred Thirty-Eight Thousand One Hundred Seventy-Four Dollars and Fifty Cents (\$938,174.50) of the funds from the adopted appropriation order authorized by Paper 140 Series of 2023 relative to the Roosevelt Park Revitalization Project, of which are no longer needed to complete the project for which it was borrowed, be transferred to pay costs of the Malden River Works Project in accordance with the provisions of M.G.L. c. 44, §20.

Sponsors:

Carey McDonald

Attachments:

[Mayoral Information on Papers 392, 393, and 394-26](#)

[MRW Presentation Finance Committee Sept 2026](#)

[Summary of RP Soil Remediation Activities](#)

[Malden News Network Email 92926](#)

[433-26](#)

Committee Report: The Standing Committee on Rules and Ordinance to whom was referred Papers 327 and 415 Series of 2026 having considered the same, make the following report: The Committee reports Paper 415-26 out favorably to the Full Council. Committee additionally recommends Paper 327-26 to be split with fifteen of the original eighteen amendments recommended favorably to the Full Council. The remaining three line items requiring further discussion, Motel-Hotel, Restaurant Fast Food, and Supermarket are recommended to be split into what is now numbered as Paper 327A-26 and was tabled to come back to the committee at a later date.

[327-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12.030 USE REGULATIONS is hereby amended as follows:

Sponsors:

Ari Taylor, Stephen Winslow and Ryan O'Malley

Attachments:

[Current 12.12.030 Use Regulations Ordinance](#)

[Proposed Sec. 12.12.030 Use Table](#)

[CCP 327-26 PB Recommendation](#)

[CCP 327 2026 PBR 8.26 wAtt](#)

[Presentation for Council 327-26 Updated Use Table Allowances](#)

[Comment 327-26 Towing Highway Business Request](#)

[QSPCD recommendations on Oct 13 for 327-26](#)

[415-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 2, Chapter 24 is hereby amended by adding Section .075 ASSISTANT DEPARTMENT HEAD SALARY SCHEDULE and inserting the following positions:

Sponsors:

Stephen Winslow

Attachments:

[Asst. Dept. Salary Schedule 415-26](#)

[434-26](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Papers 335 and 335A Series of 2026 having considered the same make the following report:

335-26

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12.300 INCLUSIONARY ZONING is hereby amended by striking the ordinance in its entirety and inserting the following:

Sponsors:

Stephen Winslow

Attachments:

[IZ Section-By-Section Attachment A](#)

[IZ OSPCD Cover letter](#)

[IZ Study Report](#)

[IZ Section-By-Section with Summary for CC distribution](#)

[Amended Language, Section H June 23 2026 335-26](#)

[CCP 335-26 PB Report](#)

[CCP 335- 2026 PBR 8.26 wAtt](#)

[IZ Feasibility Study by RKG FINAL 335-26](#)

[IZ presentation for CC 335-26](#)

[Recom. Amendments 335-26 on Sept 15 2026](#)

[Bldg Comm City Plr Memo on 335-26 10.1.26](#)

[OSPCD InclusionaryZoning Slides 335&335A on October 6](#)

[Memo from City Planner RE- 335-26 & 335A-26 10.15.26](#)

335A-26

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12.300 INCLUSIONARY ZONING is hereby amended by including a new sub-section that shall be titled F. INCENTIVES

Sponsors:

Stephen Winslow

Attachments:

[OSPCD InclusionaryZoning Slides 335&335A on October 6](#)

[Memo from City Planner RE- 335-26 & 335A-26 10.15.26](#)

435-26

Committee Report: The Standing Committee on License to whom was referred Papers 380, 381 and 412 through 414 Series of 2026 having considered the same make the following report: Committee recommends these petitions out favorably to the full Council.

380-26

Petition: Livery Company: Ana Santos Transport, LLC located at 64 Linwood Street, 2, Malden for 1 vehicle (New)

381-26

Petition: Livery Driver: Ana Raque Dias Dos Santos of 64 Linwood Street, 2, Malden (New)

412-26

Petition: Lodging House: Metro North Housing Corp. located at 115 Washington Street, Malden for 14 rooms (Renewal)

[413-26](#)

Petition: Lodging House: Metro North Housing Corp. located at 22 Charles Street, Malden for 11 rooms (Renewal)

[414-26](#)

Petition: Lodging House: Cedar House LLC for 116-118 Cedar Street, Malden for 14 rooms (Renewal)

[436-26](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Papers 363, 364, 365, 367, and 368 Series of 2026, having considered the same make the following report: Committee recommends these appointments out favorably to the Full Council.

[363-26](#)

Mayoral Appointment: Karen Buck of 323 Forest Street, Malden, as member of the Public Works Commission, said term to commence upon confirmation by the City Council and expire on March 1, 2027.

Sponsors:

Peg Crowe

Attachments:

[Mayor's Appointment Letter - Karen Buck](#)

[364-26](#)

Mayoral Appointment: Heather Barry of 10 Hudson Terrace, Malden, as member of the Parks and Recreation Commission, said term to commence upon confirmation by the City Council and expire on June 30, 2028.

Sponsors:

Peg Crowe

Attachments:

[Mayor's Appointment Letter - Heather Barry](#)

[365-26](#)

Mayoral Appointment: Ben Gately of 69 Pierce Street, Unit 1, Malden, as member of the Parks and Recreation Commission, said term to commence upon confirmation by the City Council and expire on June 30, 2029.

Sponsors:

Peg Crowe

Attachments:

[Mayor's Appointment Letter - Ben Gately](#)

[367-26](#)

Mayoral Appointment: Julie Turner of 265 Forest Street, Malden, as member of the Parks and Recreation Commission, said term to commence upon confirmation by the City Council and expire on June 30, 2028.

Sponsors:

Peg Crowe

Attachments:

[Mayor's Appointment Letter - Julie Turner](#)
[Letter regarding P&R Appointments 090826](#)

[368-26](#)

Mayoral Appointment: Jane Ventrone of 33 Dodge Street, Malden, as member of the Parks and Recreation Commission, said term to commence upon confirmation by the City Council and expire on June 30, 2029.

Sponsors: Peg Crowe

Attachments: [Mayor's Appointment Letter - Jane Ventrone](#)
[Letter regarding P&R Appointments 090826](#)

11. EXECUTIVE SESSION

[437-26](#)

Order: That the City Council will vote whether to go into Executive Session with legal counsel for the City for the purpose of Exemption One Massachusetts General Laws Chapter 30A Section 21(a)(1) for the purpose of discussing charges brought against a public employee in the matter of Joel Jeannite vs. Officer Patrick Kinnon, and to consider legal representation and indemnification of said employee. And if so allowed by the Body, to admit Special Assistant to the Mayor Maria Luise. (Roll Call Required)

Sponsors: Amanda Linehan

12. TABLED PAPERS

[285-26](#)

Petition: Massachusetts Electric Company dba National Grid and Verizon New England, Inc. Plan No. 31115123 - National Grid to install 1 JO pole on Floral Avenue beginning at a point approximately 0 feet northeast of the centerline of the intersection of Floral Avenue and Gordon Street and continuing approximately 20 feet in a northeast direction. National Grid is petitioning to install new pole (P4799-84) and sidewalk guy wire fixture approximately 29 feet southeast off existing pole (P4799) on Floral Avenue Malden, MA. (Hearing Required)

Attachments: [88 Floral Avenue Petition](#)
[Abutters 88 Floral Avenue](#)
[Hearing Notice 88 Floral Avenue](#)
[Public Hearing Comment Agenda item 285-26](#)

13. PERSONAL PRIVILEGE

14. ADJOURNMENT

CAROL ANN DESIDERIO, CITY CLERK

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www.cityofmaiden.org/captions